

The Corporation of the City of North Bay

By-Law No. 2023-90

**Being a By-Law to Amend Zoning By-Law
No. 2015-30 to include policies for Production
Studios and Backlot within the City of North Bay**

Whereas the Council of the Corporation of the City of North Bay has initiated amendments to the Zoning By-law to permit Production Studios and Backlot;

And Whereas the Council of the Corporation of the City of North Bay has ensured that adequate information has been made available to the public, and held at least one public meeting after due notice for the purpose of informing the public of this By-Law;

And Whereas it is deemed desirable to amend the regulations of Zoning By-law 2015-30 pursuant to Section 34 of the Planning Act, R.S.O. 1990, c. P. 13, as amended;

And Whereas Council passed Council Resolution No. 2023-445 on the 12th day of December, 2023 to approve this rezoning;

Now therefore the Council of the Corporation of the City of North Bay hereby enacts as follows:

1. That Section 2– Definitions of Zoning By-Law No. 2015-30 is hereby amended by amending the existing definition ‘Broadcast studio or newsroom’ to the following:

Any **building** or **structure used** primarily for the purpose of preparing and broadcasting news, music, or other information over a variety of mediums including radio, television and internet but does not include **production studio, backlot, or production studio & backlot.**”

2. That Section 2 – Definitions of Zoning By-Law 2015-30, is hereby amended by adding the following definitions, in alphabetical order with existing definitions:

Production Studio:

The **use** of any building for the recording, production, or post-production of audio and visual media including motion pictures, videos, or television but does not include **broadcast studio or newsroom, backlot, or production studio & backlot.** This may also include a partial production office, storage, carpentry, and soundstage and the parking of associated production vehicles ancillary to the main filming **use.**

Backlot:

The use of property for temporary set construction, **building** facades, streetscapes and/or permanent **buildings** for **use** in filming but does

not include **broadcast or newsroom, production studio, or production studio & backlot.**

Production Studio & Backlot:

*The use of any **building** and **lot** for the combined use of both **production studio** and **backlot** and does not include **broadcast or newsroom.***

3. That Table 6A (Commercial Zones) – Permitted Non-residential Uses is amended by adding a row, in alphabetical order with existing uses in Table 6A for ‘Production studio’ to permit the use in zones identified below:

Use	C1	C2	C3	C4	C5	C6	C6F	C6L	C7
Production studio			X	X		X	X	X	

4. That Table 7A (Industrial Zones) – Permitted Uses is amended by adding separate rows for ‘Production studio’, ‘Backlot’, and ‘Production studio & backlot’ in alphabetical order with existing uses in Table 7A to permit the uses in zones identified below:

Use	M1	M2	M3	M4	MC	MR	MBP
Production studio	X	X		X	X		
Backlot				X			
Production studio & backlot		X		X			

5. That Table 7C (Industrial Zones) - Setbacks and Other Regulations for Industrial Properties is amended by adding the following special provisions, in numerical order with existing special provisions.

(8) backlot or production studio & backlot uses:

- a) shall require a minimum **setback** of 30m from all **lot lines**.
- b) no parking or **outside storage** is permitted within 30m of any **lot line** in any **yard**.
- c) no **outside storage** is permitted within 30m of any **lot line** in the side or rear **yard**. No **outside storage** is permitted within the **front yard**. All **outside storage** shall be screened in the form of **landscaping** or fencing, to a height of at least 2.5m.
- d) landscaping:
 - i) a strip of land at least 3m in width along the **lot frontage** shall be adequately landscaped.
 - ii) the 30m required **setback** shall be landscaped in a manner that creates both a visual and noise **buffer** to adjacent properties, including a variety of trees, shrubs and hedges.

iii) All exterior lighting and illuminated signs shall be arranged to face away from adjacent residential, rural and open space zones and in all cases arranged as to direct the light away from adjacent **lots**.

6. That Table 10A (Rural Zones) – Permitted Non-Residential Uses is amended by adding rows for ‘Production studio’, ‘Backlot’ and ‘Production studio & backlot’ in alphabetical order with existing uses in Table 10A to permit the uses in the zone identified below.

Use	A	RRL	RRE	RME	RC	RMC	RN
Production studio					X		
Backlot					X		
Production studio & backlot					X		

7. That Table 10B (Rural Zones) - Permitted Non-Residential Uses and Regulations is amended by adding the following special provisions, in numerical order with existing special provisions.

(10) **backlot** or **production studio & backlot** uses:

- a) shall require a minimum **setback** of 30m from all **lot lines**.
- b) no parking or **outside storage** is permitted within 30m of any **lot line** in any **yard**.
- c) no **outside storage** is permitted within 30m of any **lot line** in the side or rear **yard**. No **outside storage** is permitted within the **front yard**. All **outside storage** shall be screened in the form of **landscaping** or fencing, to a height of at least 2.5m.
- d) **landscaping**:
 - i) a strip of land at least 3m in width along the **lot frontage** shall be adequately landscaped.
 - ii) the 30m required **setback** shall be landscaped in a manner that creates both a visual and noise **buffer** to adjacent properties, including a variety of trees, shrubs and hedges.
 - iii) All exterior lighting and illuminated signs shall be arranged to face away from adjacent residential, rural and open space zones and in all cases arranged as to direct the light away from adjacent **lots**.

8. Notice of the passing of this By-law shall be given by the Clerk of The Corporation of the City of North Bay in the manner and form and to the persons prescribed by Section 6 of O.Reg. 545/06 as amended.

9. Any notice of appeal of this By-law shall be filed in accordance with the provisions of Section 34(19) of the Planning Act, not later than 20 days after the day that the giving of the notice by the Clerk is

completed, setting out how the by-law is inconsistent with the policy statement issued under subsection 3(1), fails to conform with or conflicts with a provincial plan or fails to conform with an applicable official plan and shall be accompanied by the fee prescribed under the Ontario Land Tribunal Act, 2021, S.O. 2021, c. 4, Sched. 6

10. Where no notice of appeal is filed with the Clerk within twenty (20) days as required by Section 9 of this By-law, then this By-law shall be deemed to have come into force on the day it was passed.
11. Where one or more notices of appeal are filed with the Clerk within twenty (20) days in compliance with Section 9 of this By-law, then this By-law shall not come into force until all appeals have been finally disposed of in accordance with Section 34 of the Planning Act, whereupon the By-law shall be deemed to have come into force on the day it was passed.

Read a First Time in Open Council the 12th day of December, 2023.

Read a Second Time in Open Council the 12th day of December, 2023.

Read a Third Time in Open Council and Passed this 12th day of December, 2023.

Mayor Peter Chirico

City Clerk Karen McIsaac